

159.0

0009

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
695,200 / 695,200  
695,200 / 695,200  
695,200 / 695,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		OAKLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ASCP LLC	
Owner 2:	
Owner 3:	

Street 1: 56 JUNIPER RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

## PREVIOUS OWNER

Owner 1: NAVICKAS LEON &amp; SOPHIA -

Owner 2: -

Street 1: 56 JUNIPER RD

Twn/City: BELMONT

St/Prov: MA Cntry:

Postal: 02478

## NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4320		Sq. Ft.	Site		0	70.	1.27	7									384,719						384,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4320.000	310,500		384,700	695,200	
Total Card	0.099	310,500		384,700	695,200	Entered Lot Size
Total Parcel	0.099	310,500		384,700	695,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	557.05	/Parcel: 557.05	Land Unit Type:

User Acct	106067
GIS Ref	
GIS Ref	
Insp Date	
07/27/17	



## USER DEFINED

Prior Id # 1:	106067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	14:46:22
mmcmakin	
12448	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,500	0	4,320.	384,700	695,200		Year end	12/23/2021
2021	101	FV	301,900	0	4,320.	384,700	686,600		Year End Roll	12/10/2020
2020	101	FV	302,000	0	4,320.	384,700	686,700		Year End Roll	12/18/2019
2019	101	FV	246,100	0	4,320.	384,700	630,800		Year End Roll	1/3/2019
2018	101	FV	246,100	0	4,320.	324,300	570,400		Year End Roll	12/20/2017
2017	101	FV	171,800	0	4,320.	296,800	468,600		Year End Roll	1/3/2017
2016	101	FV	174,600	0	4,320.	252,800	427,400		Year End	1/4/2016
2015	101	FV	170,400	0	4,320.	219,800	390,200		Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAVICKAS LEON &	70002-408		9/28/2017	Convenience	99	No	No		
RADTKE BARBARA	66739-531		1/29/2016	Change>Sale	425,000	No	No		
HODYKE ANDREW,	60049-83		9/20/2012	Convenience	1	No	No	Andrew Hodyke dod 2/28/2013	
	13242-582		7/21/1977		39,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2017	79	Heat App	10,500	C				
10/17/2016	1263	Inter Fi	96,000	O				full gut reno per
3/8/2016	239	Redo Kit	2,000					demo kitch and bat

## ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2017	Meas/Inspect	DGM	D Mann
2/22/2017	Permit Visit	DGM	D Mann
12/5/2008	Measured	336	PATRIOT
1/29/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 6 - Colonial			Full Bath: 1	Rating: Very Good		PDAS.											
Sty Ht: 2 - 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Very Good													
Foundation: 1 - Concrete			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle			A HBth:	Rating:													
Sec Wall:		%	OthrFix:	Rating:													
Roof Struct: 1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: GRAY			A Kits:	Rating:													
View / Desir:			Fpl: 1	Rating: Average													
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:													
Grade: C - Average			<b>CONDOS INFORMATION</b>														
Year Blt: 1931	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct: G18		Fact: .	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Functional:			No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster			Economic:			1	6	3	M								
Sec Int Wall: 8 - Plyw Panel	50 %		Special:														
Partition: T - Typical			Override:														
Prim Floors: 3 - Hardwood			Total:	10.8 %		Totals											
Sec Floors:		%				1	6	3									
Bsmnt Flr: 12 - Concrete			<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>			<b>SUB AREA</b>								
Subfloor:			Basic \$ / SQ: 130.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar: 1			Size Adj.: 1.35000002														
Electric: 3 - Typical			Const Adj.: 0.97990203														
Insulation: 2 - Typical			Adj \$ / SQ: 171.973														
Int vs Ext: S			Other Features: 95439														
Heat Fuel: 2 - Gas			Grade Factor: 1.00														
Heat Type: 15 - H.V.A.C			NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100	% AC: 100		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO		Adj Total: 348068														
% Com Wal	% Sprinkled		Depreciation: 37591														
			Depreciated Total: 310476														
<b>MOBILE HOME</b>			WtAv\$/SQ:		AvRate:		Ind.Val:			Net Sketched Area: 2,090 Total:							
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>			Serial #:		Year:		Color:										
<b>PARCEL ID</b> 159.0-0009-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
<b>IMAGE</b>												<b>AssessPro Patriot Properties, Inc</b>					